

CommunitySavers[®] Multifamily Energy Efficiency Program Guidelines

For Income Eligible Ameren Missouri Multifamily Electric Customers

Ameren Missouri's CommunitySavers Multifamily Program offers enhanced incentives for a variety of energy-efficient upgrades for properties that meet eligibility requirements. The following program guidelines detail participation eligibility, program timelines, the participation process and energy-efficient equipment eligibility.

1. Objective

The CommunitySavers Multifamily Program provides multifamily property owners with incentives to install energy-efficient equipment to help reduce tenant energy costs while enhancing comfort, as well as reduce ownership operating costs. By generating awareness of and facilitating participation in this energy efficiency program, Ameren Missouri and its implementation partners seek to improve the environment, increase grid reliability and reduce the need for additional energy generation by improving customer energy efficiency in high-need areas of the community.

2. Program Timeline

The Program start date is January 1, 2023.

The Program end date is December 31, 2023.

3. Eligibility

3.1 Participant Eligibility

Participating customers must be multifamily properties including three or more units receiving Ameren Missouri electric service.

The residents who occupy eligible properties must meet at least one of the three following income requirements:

- Participation in a federal, state, or local subsidized housing program.
- Fall within a neighborhood included on the Ameren Missouri's list of eligible low-income neighborhoods. Contact us for your eligibility.
- Proof of gross annual-income levels at or below 80% of the area median income for resident(s)

Household Size	Qualifying Annual Income ¹
1	\$40,417
2	\$52,544
3	\$60,400
4	\$71,534
5	\$78,734
6	\$85,934
7	\$93,134
8	\$100,334

¹Qualifying Annual Income is calculated at 80% of the Area Median Income for the State of Missouri as reported by the U.S. Census Bureau.

Proof of eligibility may be accomplished in multiple ways, including but not limited to submission of rent rolls showing resident income, property listing on the Housing and Urban Development Department resources website, or

documentation of the property being on the Department of Energy ("DOE") Weatherization Assistance Program waitlist.

Where a multifamily property does not meet one of the eligibility criteria listed above but has a combination of qualifying tenants and non-qualifying tenants, at least 50% of the tenants must earn at or below 80% of AMI to qualify the entire property.

If a property's residents do not meet income eligibility requirements, the facility may qualify for incentives under the Multifamily Market Rate Program.

For properties including three or fewer units in a townhome or duplex-style layout, properties may be eligible for incentives through the Ameren Missouri CommunitySavers Single Family Program. For properties ineligible for the CommunitySavers Single Family Program, energy-efficient products are available through the Ameren Missouri Online Store and through Trade Ally partners. More information is available on AmerenMissouriSavings.com.

3.2 Service Provider Eligibility

The CommunitySavers Multifamily Program is designed to be a one-stop-shop for program participation. Program-approved Service Providers are contracted through the program to be a single point of contact for customers. They facilitate property assessments and data collection, are responsible for delivering assessment findings and measure recommendations, as well as serve as the general contractor to ensure the full scope of work is completed to program standards. Program-approved Service Providers receive additional training through the program and should therefore facilitate a complete program experience.

3.3 Trade Ally and Preferred Vendor Eligibility

Contractors interested in generating projects and participating in the program may be eligible to participate and receive incentives directly. Similarly, multifamily customers that have a vendor or contractor they prefer to work with are also eligible to participate in the program. By signing a participation agreement, a contractor or preferred vendor can become a program Trade Ally. Trade Allies must adhere to program guidelines and standards as outlined in the participation agreements, guides and field protocols.

3.4 Payee Eligibility

Incentive payments will be made by check directly to customers, Service Providers or Trade Allies, who will provide customers with efficient products and services at a cost reflecting the incentives earned and applied to each project. For projects that are self-installed by multifamily property staff, customers will be eligible to receive an incentive directly. For projects completed by a Trade Ally or Service Provider, customers will approve of but not receive incentives directly and will only be responsible for co-pays when applicable.

3.5 Equipment Eligibility

All CommunitySavers Multifamily Incentives are paid based on the calculated energy savings. Incentives are paid at a rate between 12¢ and 80¢ per kilowatt-hour saved, depending on the measure type. A full list of incentives by measure type is available on the Ameren Missouri CommunitySavers Multifamily Program Website and in the CommunitySavers Multifamily Program Brochure. Incentives are subject to engineering review and will require additional detail and documentation for accurate incentive calculations. Incentives are subject to change at the Program's discretion and are limited in availability.



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3.6 Project Eligibility

All projects applying for Ameren Missouri Multifamily incentives must receive pre-approval from the Program prior to equipment purchase or installation.

Facility and measure information will be reviewed by Program staff and will receive approval based on fulfillment of eligibility requirements, technical review and compliance with Program guidelines, measure guidelines and Program terms and conditions. Following approval, an Incentive Reservation Form will be issued. A customer-signed Incentive Reservation Form must be received by the Program prior to project installation to qualify for incentives.

Following the completed installation of efficient equipment, an Incentive Completion Form will be issued to be signed and returned with associated documentation to qualify for an incentive. Projects must be completed within one year of the date of the signed Incentive Reservation Form to receive incentives, pending budget availability.

4. Program Participation

4.1 Establish Eligibility

Prior to purchasing and installing equipment, the multifamily customer, Service Provider or Trade Ally should contact the program to confirm eligibility. If the property does not meet eligibility requirements, the program will refer the customer to the Multifamily Market Rate Program. Contact the Program to ensure facility eligibility for CommunitySavers Multifamily Program incentives via:

- Email: MultifamilySavings@AmerenMissouri.com
- Phone: 1.877.245.5752
- Online inquiry form: AmerenMissouriSavings.com/cs-Multifamily

4.2 Assessment

Following eligibility verification, multifamily facilities will receive a comprehensive property assessment to identify all potential areas for efficiency improvements. Once the assessment data has been compiled, projects will be reviewed by Program personnel.

4.3 Program and Customer Approval

Pre-approval must be obtained prior to the purchase or installation of equipment. During Program review, incentives will be calculated based on existing equipment, the equipment being installed and the anticipated energy savings.

Upon determining that measures fulfill eligibility requirements, meet technical review standards and comply with program terms and conditions, the Program will issue an Incentive Reservation Form within ten business days.

Incentive Reservation Forms will detail the suggested energy efficiency upgrades, project costs, incentives, and any co-pays which the customer will be responsible for paying. Customers may either sign the Incentive Reservation Form or negotiate a more limited project scope with the Service Provider or contractor.

Once the customer has signed the Incentive Reservation Form, it must be returned to the Program and must be accompanied by:

- Up-to-date rent roll, containing all addresses or Ameren Missouri account numbers associated with buildings where efficient equipment will be installed.
- Verification of existing equipment to be replaced with efficient equipment for accurate incentive calculation, which can be accomplished via a picture of the existing equipment provided by the Service Provider or Program staff.

4.4 Installation

Upon customer approval of the final scope of work and submission of relevant paperwork, the customer, contractor or Service Provider may begin the purchase and installation of the upgrades to the multifamily facilities and help train property personnel and maintenance staff on proper use and maintenance.

4.5 Project Completion

Following the completion of energy-efficient equipment installation, the

customer, Service Provider or Trade Ally must perform an accurate accounting of the final measures installed. This will identify any changes from the agreed-upon scope in the signed Incentive Reservation Form that may have occurred due to installation challenges, equipment shortages or other issues that arose during the project's completion.

After the final installed measures have been tabulated, an Incentive Completion Form will be generated and must be signed by the customer and resubmitted to the Program along with the following documents for review and incentive processing:

1. Itemized invoice if project completed by a contractor or Service Provider, including:
 - a. Installation (labor) price
 - i. Note: Labor time of property staff is not eligible for inclusion in total project cost
 - b. Equipment (material) price and quantities
 - c. Miscellaneous support equipment price
 - d. Disposal fees
2. Equipment (material) specification information, including model numbers
3. Photographs of installed efficient equipment
4. Other supporting documentation as outlined in Program guides and field protocols

All existing equipment must be removed from the property and decommissioned and/or disposed of in accordance with EPA standards.

4.6 Incentive Payment

Program staff will review Incentive Completion Form and associated supporting documentation to verify energy savings and incentive eligibility. Once the technical review has been completed, Program staff will submit for final approval and issue incentive payment within 6-8 weeks of receipt of final approval.

5. Incentives

5.1 Incentive Information

Incentives are provided on a first-completed, first-served basis and are subject to the availability of program funds. An energy assessment is required to determine equipment eligibility and pre-inspection documentation is required to verify existing equipment for incentive calculations. Program personnel will calculate incentive amounts based on incentive rates in effect during the year in which they were submitted for review and approval.

Signed Incentive Reservation Forms must be accompanied by up-to-date rent rolls, containing all addresses or Ameren Missouri account numbers associated with buildings where efficient equipment will be installed. A signed Incentive Reservation Form does not guarantee incentive payment if funds are exhausted by completed projects.

Incentive Completion Form must be accompanied by supporting documentation including, but not limited to, photos of installed equipment and equipment specifications for all incentivized equipment installed to verify incentive calculations.

5.2 Incentive Caps

Incentives are subject to the following maximum allotments:

- \$500,000 annual electric incentive cap per customer
 - a. Exceptions may be made with approval from Ameren Missouri and Program Administrator
- The annual natural-gas incentive cap is \$125,000 per property through September 30, 2023, for Spire gas customers.
- Project incentives may not exceed 100% of total project cost
 - a. Labor time of property staff is not eligible for inclusion in total project cost

